

# *In the Royal Court of Jersey*

---


**Samedi Division**

---

**In the year two thousand and twenty, the fifteenth day of December.**

Before the Judicial Greffier.

Upon the application of Her Majesty's Attorney General, IT IS ORDERED that the Planning Obligation Agreement between The Chief Officer for the Environment, Dolphin Investments Limited and Investec Bank (Channel Islands) Limited, Jersey Branch in relation to Dolphin House, 52 La Colomberie, St Helier, be registered in the Public Registry of this Island.

  
Greffier Substitute

LOD

Reg. Pub.

**Planning Obligation Agreement under Article 25 of the Planning and Building  
(Jersey) Law 2002**

relating to the development of Dolphin House, 52 La Colomberie, St. Helier, JE2 4QA

Dated

*7<sup>th</sup> December*

2020

The Chief Officer for the Environment (1)

Dolphin Investments Limited (2)

Investec Bank (Channel Islands) Limited, Jersey Branch (3)

DATE

7<sup>th</sup> December

P&amp;B SERVICE

12 NOV 2020

RECEIVED

2020

**PARTIES**

1. The Chief Officer for the Environment of PO Box 228, St Helier, Jersey JE4 9SS ("**the Chief Officer**");
2. Dolphin Investments Limited (Co Regn No 2121) of International House Don Road St Helier Jersey JE2 4JE ("**the Owner**"); and
3. Investec Bank (Channel Islands) Limited, Jersey Branch, of One The Esplanade, St. Helier, Jersey JE2 3QA ("**the Lender**")

**RECITALS**

- 1 The Owner warrants that it is the owner in perpetuity (à *fin d'héritage*) of the Site by hereditary purchase by contract dated 16 November 2018 from Newport (Jersey) Limited.
- 2 The Lender has an interest in the Site by virtue of a judicial hypothec (hypothèque judiciaire) dated 14 February 2020.
- 3 Having regard to the purposes of the Law, the Island Plan 2011 and all other material considerations the Chief Officer has resolved to approve the grant of planning permission for the Development subject to the prior completion of this Agreement.
- 4 The parties hereto have agreed to enter into this Agreement in order to secure the planning obligations contained in this Agreement.
- 5 The parties acknowledge that this Agreement is legally binding.
- 6 This Agreement shall be construed so as to give effect to the purpose and intention of the Law.

**NOW THIS AGREEMENT WITNESSES AS FOLLOWS:****OPERATIVE PART****1 DEFINITIONS**

For the purposes of this Agreement the following expressions shall have the following meanings:

<b>"Agreement"</b>	this agreement including the recitals and schedules hereto;
<b>"Application"</b>	the application for planning permission in respect of the Site and described as

	<p>"Convert part of ground floor and first and second floor from retail and office to form 11 No. one bed and 11 No. two bed residential units with associated parking. Various external alteration to include install Juliet balconies to all elevations. Demolish various plant structures, create bin store and install bike rack to courtyard. DESCRIPTION CHANGED Convert part of ground floor and first and second floor from office to form 11 No. one bed and 11 No. two bed residential units with associated parking. Various external alteration to include install Juliet balconies to all elevations. Demolish various plant structures, create bin store, reconfigure parking layout and install bike rack to courtyard. AMENDED PLANS REC'D." and given the reference P/2019/1479;</p>
<b>"Contra Flow Contribution"</b>	the sum of thirty thousand pounds (£30,000) to be paid to the Treasurer of the States to be applied by the Minister of Infrastructure for a contra flow cycle lane opposite Francis Street;
<b>"Chief Officer"</b>	the person appointed from time to time as the chief executive officer (or equivalent) of the administration of the States responsible for planning and building in accordance with Article 1 of the Law;
<b>"Commencement"</b>	the date on which any constructions works forming part of the Development permitted by the Planning Permit or any subsequent planning permission for the Development begins to be carried out to exclude, for the avoidance of doubt, any investigation of the Sites, any clearance of the Sites, removal of any asbestos from the Sites and any demolition on the Sites and "Commence" and "Commenced" shall be construed accordingly;
<b>"Development"</b>	the development of the Site as set out in

	the Planning Permit;
<b>"Eastern Cycle Route Contribution"</b>	the sum of twenty nine thousand seven hundred pounds (£29,700) to be paid by the Owner to the Treasurer of the States to be applied by the Minister for Infrastructure for the purposes of the Eastern Cycle Route;
<b>"GST"</b>	goods and services tax under the Goods and Services Tax (Jersey) Law 2007;
<b>"Index"</b>	the all Items index of retail prices for Jersey as issued from time to time by the Statistics Unit to the States of Jersey;
<b>"Interest"</b>	interest at three per cent above the base lending rate of the Barclays Bank Plc from time to time;
<b>"Island Plan 2011"</b>	the States of Jersey Island Plan, 2011 (as amended from time to time);
<b>"Law"</b>	the Planning and Building (Jersey) Law 2002;
<b>"Minister of Infrastructure"</b>	The Minister for Infrastructure including his or her successor and any person or body to whom the functions of the Minister of Infrastructure may be transferred or lawfully delegated from time to time;
<b>"Occupation", "Occupy" and "Occupied"</b>	means occupation for the purposes permitted by the Planning Permit but not including occupation by personnel engaged in construction, fitting out or decoration or occupation for marketing or display or occupation in relation to security operations;

<b>"Planning Permit"</b>	the planning permission for the Development granted by the Chief Officer pursuant to the Application, a copy of which is attached at the Second Schedule and references to the Planning Permit include where the context permits any variations to the said planning permission from time to time;
<b>"Royal Court"</b>	the Royal Court of the Island of Jersey;
<b>"Site"</b>	The site known as Dolphin House, 52 La Colomberie, St. Helier the whole as shown hatched red for the purposes of identification on the plan forming the First Schedule;

## 2 CONSTRUCTION OF THIS AGREEMENT

- 2.1 Where in this Agreement reference is made to any clause, paragraph or schedule or recital such reference (unless the context otherwise requires) is a reference to a clause, paragraph or schedule or recital in this Agreement.
- 2.2 Words importing the singular meaning where the context so admits include the plural meaning and vice versa.
- 2.3 Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeably in that manner.
- 2.4 Wherever there is more than one person named as a party and where more than one party undertakes an obligation all their obligations can be enforced against all of them jointly and against each individually unless there is an express provision otherwise.
- 2.5 Any reference to a law of the States of Jersey shall include any modification, extension or re-enactment of that law for the time being in force and shall include all instruments, orders, plans, regulations, permissions and directions for the time being made, issued or given under that law or deriving validity from it.
- 2.6 References to any party to this Agreement shall include the successors in title to that party and to any deriving title through or under that party and in the case of the Chief Officer the successors to his statutory functions.
- 2.7 This Agreement shall be construed so as to give effect to the purpose of the Law.

### **3 LEGAL BASIS**

- 3.1 This Agreement is made pursuant to Article 25 of the Law.
- 3.2 The covenants, restrictions and requirements imposed upon the Owner under this Agreement create planning obligations pursuant to Article 25 of the Law and are enforceable by the Chief Officer against the Owner.

### **4 CONDITIONALITY**

This Agreement is conditional upon:

- (i) the grant of the Planning Permit; and
- (ii) the Commencement of the Development,

save for any relevant provision which shall come into effect immediately upon the date on which this Agreement has been recorded as registered in the Royal Court as evidenced by an Act of the said Court.

### **5 OWNER'S COVENANTS**

The Owner covenants and agrees with the Chief Officer as set out in the Third Schedule so that this Agreement shall be enforceable without limit of time against the Owner and any person claiming or deriving title through or under the Owner to the Site or any part or parts thereof.

### **6 CHIEF OFFICER COVENANTS**

The Chief Officer covenants with the Owner as set out in the Fourth Schedule.

### **7. PUBLIC REGISTRY OF CONTRACTS**

The Chief Officer shall as soon as practicable apply to the Royal Court for an order that this Agreement be registered in the Public Registry of Contracts.

### **8 MISCELLANEOUS**

- 8.1 Where the agreement, approval, consent or expression of satisfaction is required by the Owners from the Chief Officer under the terms of this Agreement such agreement, approval or consent or expression of satisfaction shall not be unreasonably withheld or delayed and any such agreement, consent, approval or expression of satisfaction may be given on behalf of the Chief Officer by the Director - Development Control of Planning and notice or communication to the Chief Officer pursuant to the provisions of this Agreement shall be addressed to the Director - Development Control of Planning or as otherwise notified for the purpose by notice in writing.
- 8.2 Any notices served on the the Owner shall be deemed to have been properly served if sent by ordinary post to and addressed to such party at the address referred to above or as otherwise notified for the purpose by notice in writing.
- 8.3 Insofar as any clause or clauses of this Agreement are found (for whatever reason) to be invalid illegal or unenforceable then such invalidity illegality or unenforceability shall not affect the validity or enforceability of the remaining provisions of this Agreement.

- 8.4 This Agreement shall cease to have effect (insofar only as it has not already been complied with) if the Planning Permit shall be quashed, cancelled, revoked or otherwise withdrawn or (without the consent of the Owner) it is modified (other than by process under Article 10 of the Law) by any statutory procedure or expires prior to the Commencement of Development.
- 8.5 No person shall be liable for any breach of any of the planning obligations or other provisions of this Agreement after it shall have parted with its entire interest in the Site but without prejudice to liability for any subsisting breach arising prior to parting with such interest.
- 8.6 Nothing in this Agreement shall prohibit or limit the right to develop any part of the Site in accordance with a planning permission (other than the Planning Permit) granted (whether or not on appeal) after the date of this Agreement.
- 8.7 Except in so far as legally or equitably permitted this Agreement shall not prejudice or fetter or affect any statutory power discretion or duty of the Chief Officer and without prejudice to the generality of the foregoing it is agreed between the parties hereto that any benefit or power conferred on the Chief Officer by any of the obligations or covenants by the Owner in favour of the Chief Officer under this Agreement are in addition to any of the Chief Officer's statutory powers under the Law.
- 8.8 Nothing contained herein shall be construed as obviating the need for the Owner to obtain or acquire from any third party with respect to the Development or its use any consents permits authorisations rights interests in land or servitudes.
- 8.9 Nothing in this Agreement shall be construed or interpreted in such a way or inference to be drawn so as to place or create a duty of care upon the Chief Officer as a result of the Chief Officer agreeing to accept the covenants agreements and undertakings on the part of the Owner as contained herein.
- 8.10 The Owner shall not be entitled to any costs or compensation as a result of the making of this Agreement and the obligations contained in this Agreement.
- 8.11 All communications and notices served or made under this Agreement shall be in writing.

## **9 WAIVER**

No waiver (whether expressed or implied) by the Chief Officer of any breach or default in performing or observing any of the covenants terms or conditions of this Agreement shall constitute a continuing waiver and no such waiver shall prevent the Chief Officer from enforcing any of the relevant terms or conditions or from acting upon any subsequent breach or default.

## **10 CHANGE IN OWNERSHIP**

The Owner agrees with the Chief Officer to give the Chief Officer written notice (as soon as reasonably practical following such change) of any change in ownership of their interest in the Site occurring before all the obligations under this Agreement have been discharged.



## 11 INDEXATION

Any sum referred to in the Third Schedule shall be increased by an amount equivalent to the increase in the Index from (a) the date on which the Planning Permit becomes capable of implementation following the elapse of the statutory period for the making of a third party appeal without any such appeal having been made or, if applicable, the final determination of any third party appeal until (b) the date on which such sum is payable.

## 12 INTEREST

If any payment due under this Agreement is paid late, Interest will be payable from the date payment is due to the date of payment.

## 13 DISPUTE RESOLUTION

In the event that any dispute shall arise in respect of any provision of this Agreement it shall be referred if not resolved within seven working days to the arbitration of an independent arbitrator under the provisions of the Arbitration (Jersey) Law 1998 such arbitrator to be named by the agreement of the parties to the dispute or in default of agreement by the President for the time being of the Royal Institution of Arbitrators upon the application of any party to the dispute.

## 14 GOODS AND SERVICES TAX

14.1 All *cause* given in accordance with the terms of this Agreement shall be exclusive of any GST properly payable in respect thereof.

14.2 If at any time GST is or becomes chargeable in respect of any supply made in accordance with the terms of this Agreement then to the extent that GST had not previously been charged in respect of that supply the person making the supply shall have the right to issue a GST invoice to the person to whom the supply was made and the GST shall be paid accordingly.

## 15 LENDER'S CONSENT

The Lender acknowledges and declares that this Agreement has been entered into by the Owner with its consent and that Site shall be bound by the obligations contained in this Agreement and that the security of the Lender over the Site shall take effect subject to this Agreement PROVIDED THAT the Lender shall otherwise have no liability under this Agreement unless it takes possession of the Site in which case it too will be bound by the obligations as a person deriving title from the Owner of the Site.

## 16 JURISDICTION

This Agreement is governed by and interpreted in accordance with the law of the Island of Jersey.

FIRST SCHEDULE

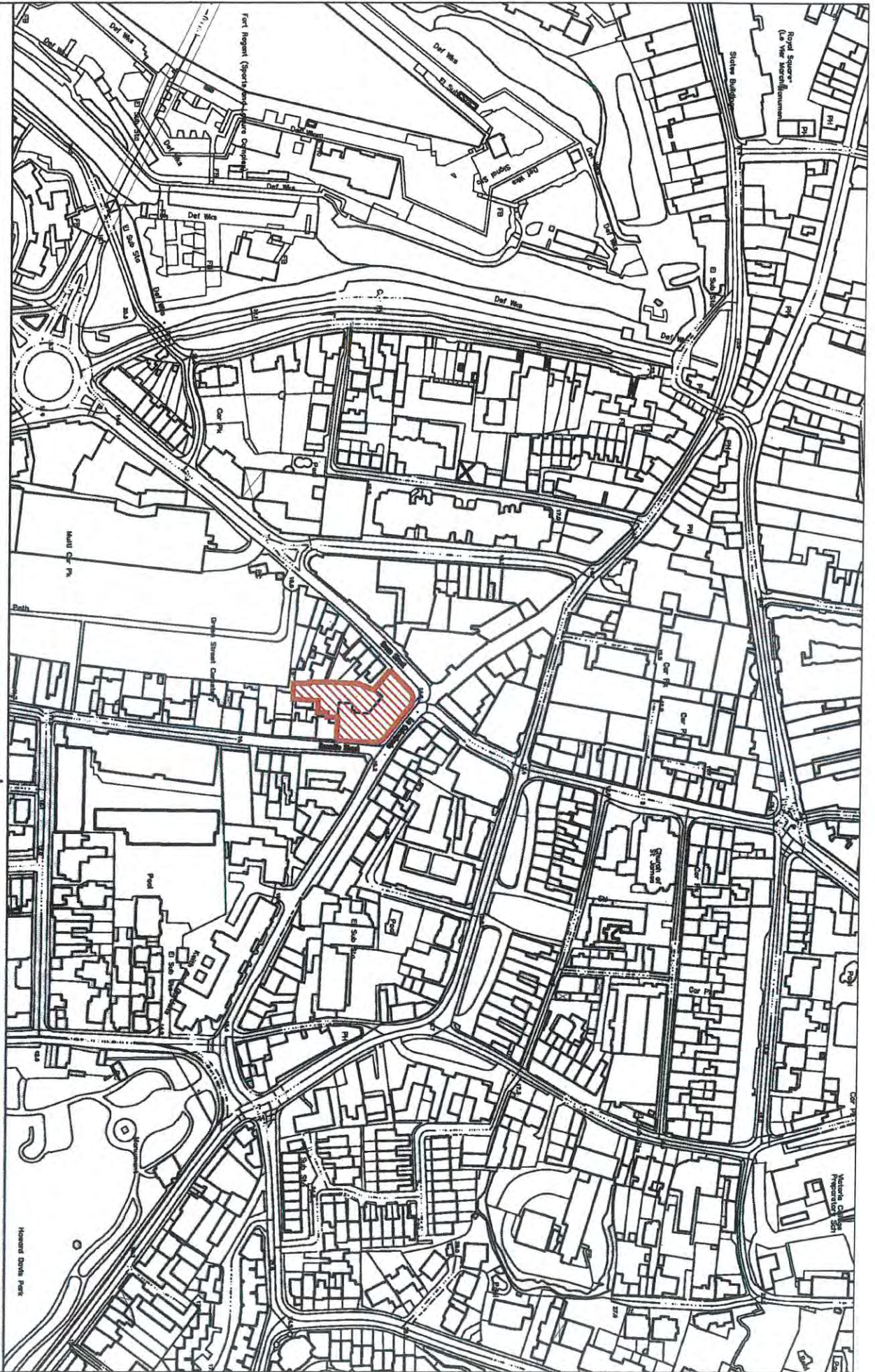
**The Site**



# Dolphin House, St Helier



Scale 1:2500





**SECOND SCHEDULE**  
**The Planning Permit**

# Decision Notice



## PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2019/1479

**In accordance with Article 19(8) of the Planning and Building (Jersey) Law 2002, as representations were made in connection with this application, this decision shall not have effect during the period of 28 days immediately after the decision date.**

This permission enures (unless otherwise stated) for the benefit of the land to which it relates and of each person for the time being having an estate or interest in that land.

This decision does not absolve the parties concerned from obtaining, nor does it overrule, any other permission that may be required under any other law. In addition, it does not overrule any private property rights, nor does it absolve the need to obtain the permission of the owner of the land to which this permission relates.

This is notification of the decision to **GRANT** permission to develop land under Article 19 of the Planning and Building (Jersey) Law 2002;

### **In respect of the following development:**

Convert part of ground floor and first and second floor from retail and office to form 11 No. one bed and 11 No. two bed residential units with associated parking. Various external alteration to include install Juliet balconies to all elevations. Demolish various plant structures, create bin store and install bike rack to courtyard. DESCRIPTION CHANGED Convert part of ground floor and first and second floor from office to form 11 No. one bed and 11 No. two bed residential units with associated parking. Various external alteration to include install Juliet balconies to all elevations. Demolish various plant structures, create bin store, reconfigure parking layout and install bike rack to courtyard. AMENDED PLANS REC'D

### **To be carried out at:**

Dolphin House, 52 La Colomberie, St. Helier, JE2 4QA.

### **REASON FOR APPROVAL**

**Permission has been granted having taken into account the relevant policies of the approved Island Plan, together with other relevant policies and all other material considerations, including the consultations and representations received.**

**Subject to the satisfactory completion of a Planning Obligation Agreement (P.O.A.) for a financial contribution to the Eastern Cycle Route Network and the provision of a contra flow cycle lane is required by Policies GD1, TT3 and TT4 of the Island Plan, 2011 Revised (2014).**

**The P.O.A. is required to:**

APPROVED

# Decision Notice

## PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2019/1479

1. A financial contribution of £29,700 towards the development / enhancement of the Eastern Cycle Route;
2. A financial contribution of £30,000 towards the provision of a contra flow cycle lane opposite Francis Street.

This permission is granted subject to compliance with the following conditions and approved plan(s):

- A. The development shall commence within three years of the decision date.  
**Reason:** The development to which this permission relates will need to be reconsidered in light of any material change in circumstance.
- B. The development hereby approved shall be carried out entirely in accordance with the plans, drawings, written details and documents which form part of this permission.  
**Reason:** To ensure that the development is carried out and completed in accordance with the details approved.

### Condition(s):

1. No part of the development hereby permitted shall be begun until precise details of the methods to reduce, recycle and re-use construction and demolition waste have been submitted to, and approved in writing by, the Department of the Environment. The details shall be set out in a **Waste Management Plan** which shall assess, quantify and propose a method for each material identified. Thereafter, waste management shall be implemented in full accordance with the approved Waste Management Strategy. Any variations shall be agreed to in writing by the Department of the Environment prior to the commencement of such work.
2. No part of the development hereby approved shall be occupied until the provisions and arrangements to be made for the storage, sorting, recycling and disposal of **refuse** are completed in accordance with the approved plans, and thereafter be retained and maintained as such.
3. No part of the development hereby approved shall be occupied until the **vehicular manoeuvring area and respective car parking spaces** have been laid out, surfaced and drained as indicated on the approved plans. The car parking spaces shall thereafter be retained solely for the use of occupants of the development and shall not be sub-let for any other purpose.
4. No part of the development hereby approved shall be occupied until the **cycle and motorcycle parking facilities** as indicated on the approved plan

APPROVED

# Decision Notice

## PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2019/1479

have been wholly constructed in accordance with the approved plans. The facilities shall thereafter be retained solely for the use of occupants of the development and retained as such.

5. No part of the development hereby approved shall be occupied until the **electric car, motorcycle and bicycle charging facilities** have been wholly constructed in accordance with the approved plans. The facilities shall thereafter be retained solely for the use of occupants of the development.

6. Prior to the occupation of any part of the development hereby approved, the **Percentage for Art** contribution shall be delivered on site, in accordance with the details submitted in the approved Percentage for Art Statement.

### Reason(s):

1. To ensure that waste construction and demolition materials are minimised where-ever possible, and where they do arise, that they are re-used and recycled, so that the amount of waste to be transported to landfill is minimised, in accordance with policy WM1 of the Adopted Island Plan 2011 (Revised 2014).

2. In accordance with Policy WM1 of the Adopted Island Plan 2011 (Revised 2014).

3. To ensure that the development provides adequate provision for off-street parking and manoeuvring for users of the site, in the interests of highway safety and the general amenities of the area, in accordance with Policy GD1 of the Adopted Island Plan 2011 (Revised 2014).

4. In the interests of promoting sustainable patterns of development, in accordance with Policies TT9 and SP6 of the Adopted Island Plan 2011 (Revised 2014).

5. In the interests of promoting sustainable patterns of development, in accordance with Policies TT9 and SP6 of the Adopted Island Plan 2011 (Revised 2014).

6. To ensure that an appropriate art contribution is provided on site, in accordance with policy GD8 of the Adopted Island Plan 2011 (Revised 2014).

APPROVED

# Decision Notice



## PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2019/1479

### FOR YOUR INFORMATION

The approved plans can be viewed on the Planning Register at [www.gov.je/planning](http://www.gov.je/planning)

The following plan(s) has/have been approved:

- 1-Location Plan
- 2-Proposed Site and Ground Floor Plan - SK01g.
- 3-Proposed First Floor Plan - SK02d
- 4-Proposed Second Floor Plan - SK03d
- 5-Proposed Elevations - SK05b
- 6-Proposed Section and Elevations - SK04a

DECISION DATE: 26/02/2020

The development may also require building permission, for which a separate application will need to be made. You can find out if building permission is required on our website [www.gov.je/planningbuilding](http://www.gov.je/planningbuilding)

The approved plans and any conditions attached to the decision are important and should be complied with. If there is any variation from the approved plans or the conditions you need to notify us immediately. Failure to comply with the approved plans or conditions may result in enforcement action.

If you are unhappy with a condition attached to this permission, you may request a review or make an appeal. You can find out how to do this on our website [www.gov.je/planning](http://www.gov.je/planning)

APPROVED



**THIRD SCHEDULE****The Owner's Covenants with the Chief Officer**

The Owner covenants, agrees and undertakes:

**COMMENCEMENT**

- 1 Not to Commence the Development until until the Chief Officer has been given fourteen (14) days' notice in writing of its intention so to do.

**CONTRIBUTIONS**

- 2 To pay each of the Contra Flow Contribution and the Eastern Cycle Route Contribution to the Treasurer of the States on the Commencement of the Development.
- 3 Not to Commence the Development until such time as each of the Contra Flow Contribution and the Eastern Cycle Route Contribution to the Treasurer of the States has been paid.

FOURTH SCHEDULE  
**Chief Officer's covenants**

- 1 The Chief Officer hereby covenants with the Owner to use all sums received by the Treasurer of the States from the Owner or Developer under the terms of this Agreement for the purposes specified in this Agreement for which they are to be paid.
- 2 The Chief Officer covenants with the Owner that he will procure or arrange that the Treasurer of the States will pay to the Developer such amount of any payment made to the Treasurer of the States under this Agreement which has not been expended in accordance with the provisions of this Agreement within five years of the date of receipt by the Treasurer of the States of such payment.

Signed on  
by ..... [redacted] (PETER LE GRESLEY)

in the presence of [redacted] (Ginny Duffell)  
this 7<sup>th</sup> day of December 2020

Signed on behalf of Dolphin Investments Limited  
by ..... [redacted]

in the presence of [redacted] Solicitor  
this 13 day of October 2020

Signed on behalf of Investec Bank (Channel Islands) Limited  
by ..... [redacted] CLARE CARNE ANDREW ELLIOTT

in the presence of [redacted] Geoff Riou  
this 23 day of October 2020